

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 17, 1973

Application No. 11281 - Redevelopment Land Agency, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried unanimously, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER - March 3, 1973

ORDERED:

That the application for permission to continue use of parking lot at 735 New Jersey Avenue, N.W., lot 800, Square W-624, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. Subject property is located in a C-3-B District which is defined by the Zoning Regulations as an area of major business and employment center.
2. The property which is the subject of this application comprises all of Square W-624 (7,251 Square feet), and is located in the Northwest Urban Renewal Area Project No. 1 and is presently owned by the Redevelopment Land Agency.
3. On March 25, 1971, the Board approved a variance for a period of one year, (appeal No. 10685) permitting other than all-weather impervious surfacing for this parking lot.
4. This application is essentially a request that would continue the previously approved variance permitting the parking lot to be surfaced with other than all-weather impervious paving.
5. The parking lot is presently paved with a blue stone surface thus providing a dust-free and otherwise acceptable surface.
6. Within this Northwest Urban Renewal Area Project No. 1, given portions of the area are designated to be developed as a public park.

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7. Pending development of the public park, the parking lot is under a month-to-month lease with the Agency. The present use of this site for parking purposes helps to meet the parking deficiency in the surrounding area.

8. No opposition was voiced at the public hearing nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

The Board has heard the salient facts testified to in the case herein and has reviewed the file. We are cognizant of the efforts to eventually develop this area with something other than a parking facility. But at the present time there has been no evidence of any immediate plans for the area.

Hence, we are granting this application for a limited period of one year, subject to the following enumerated conditions:

We are of the opinion that the establishment of this accessory parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

a. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

b. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

c. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

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OPINION:

d. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

e. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

f. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

g. Use of this lot is restricted to private automobiles. No commercial vehicles or trucks.

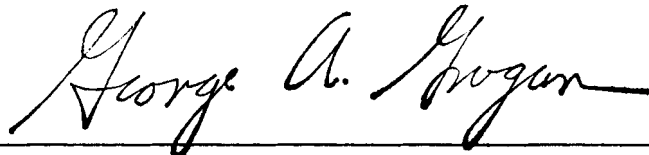
h. Landscaping plans must be approved by the Department of Highways and Traffic.

Permit shall not issue until all conditions of this Order have been met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.